



Staveley

£150,000

60 Beck Nook, Staveley, Kendal, LA8 9ND

A perfect 1st home situated in the popular village of Staveley. Neatly presented, with double glazed windows and gas fired central heating and having the advantage of off road parking. A shared ownership house with a housing association with 60% available to buy. Occupancy condition applies.

Quick Overview

- 2 Bedroomed end of terrace
- 1 Reception Room and 1 Bathroom
- Quiet village location
- Rear garden
- Neatly presented
- Close to village amenities and local school
- Good decorative order
- Ideal 1st home
- Off road parking
- Superfast Broadband speed 80mpbs available*



2



1



1



D



Superfast
Broadband



Off Road
Parking

Property Reference: W5883



Living Room



Living Room



Kitchen



Kitchen

Description: A neatly presented ideal 1st home in the quiet village of Staveley. This 2 bedroomed accommodation would suit a first time buyer and is offered at a discounted price under the Government initiative for affordable housing, offering the opportunity for the new owners to buy at 60% of the full market value, provided their circumstances comply with the local authority requirements. There is also rent to pay on the 40% of £41.98 per week.

The property comprises on the ground floor of entrance hall with downstairs storage, living room with gas fire and feature surround and with patio doors leading to the rear garden, kitchen with wall and base units, one housing the Vaillant combi boiler. On the first floor there are 2 bedrooms, bedroom 1 having built in wardrobes and a bathroom with WC, pedestal washbasin and bath with Mira shower over and heated towel rail.

A local occupancy clause exists on this property, please ask for more information.

Location: Beck Nook is situated in the popular village of Staveley which has a thriving community and has many amenities including primary school, playing fields, public houses, church, post office, Spar shop and a variety of specialist shops. Leaving Kendal take the A591 to Windermere, take the right turning into the village of Staveley and proceed along the main street, take the left turning over the bridge by the Zebra crossing into Station Road. Take the right turning into Beck Nook just before the railway bridge and number 60 can then be found on your left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Living Room 13' 4" x 11' 8" (4.06m x 3.56m)

Kitchen 14' 0" x 7' 2" (4.27m x 2.18m)

Bedroom 1 13' 3" x 9' 7 max" (4.04m x 2.92m)

Bedroom 2 13' 10" x 8' 8" (4.22m x 2.64m)

Bathroom

Property Information:

Outside: To the front of the property is a covered porch and parking for 1 car. To the rear of the property is a paved area. There is also shared pedestrian access down the side of the property with No.61.

Services: Mains gas, electric, water and drainage connected. Gas fired central heating to radiators.

Tenure: Leasehold on a 99 year lease from 31/07/1996. The property is sold with a 60% ownership share subject to a current weekly rent for the remaining 40% (owned by Riverside Housing Association) of £41.98 per week. It is possible for ownership to increase to a maximum of 80%, with the weekly rent reduced accordingly.

Council Tax: South Lakeland District Council - Band B.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: What3Words - <https://what3words.com/vital.importing.rewarded>

Notes: *Checked on <https://checker.ofcom.org.uk> 24th January 2023 - not verified.



Bedroom 1



Bedroom 2



Bathroom

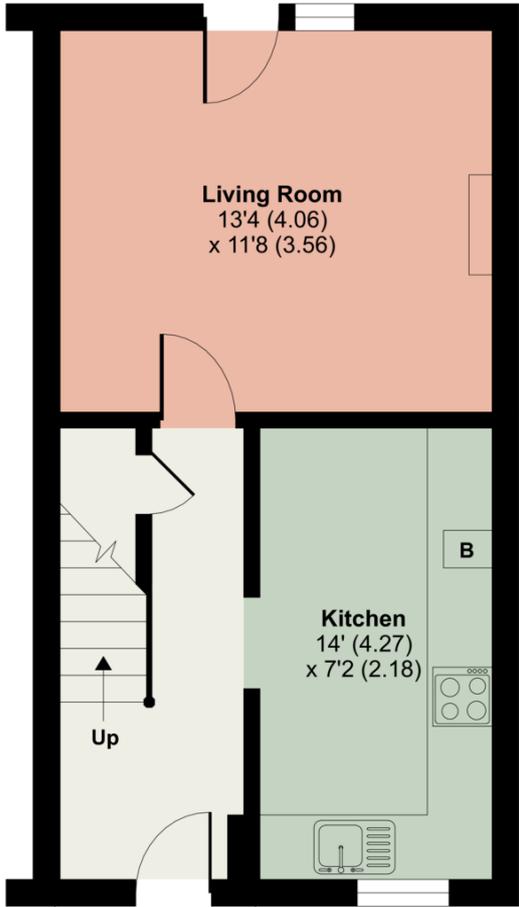


Rear Garden

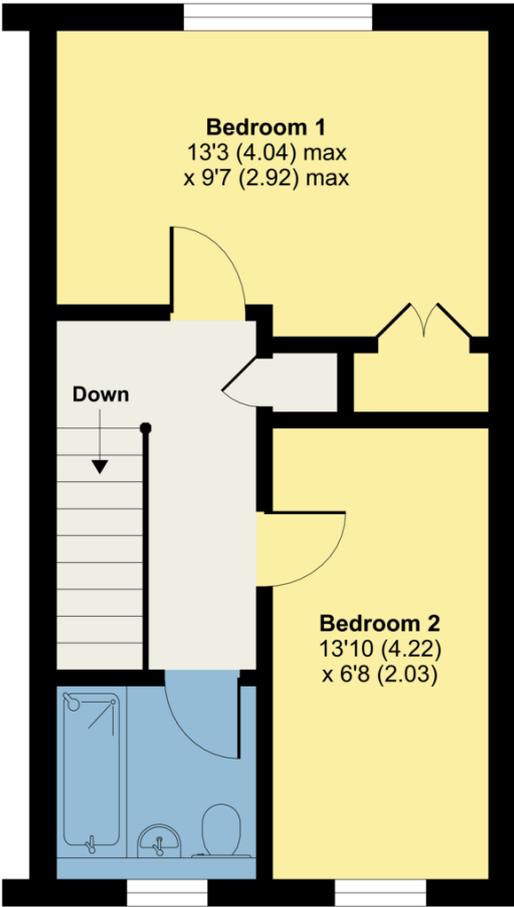
60 Beck Nook, Staveley, LA8

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 932272

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